



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held March 25, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Project No. R2004-00610-(2), Variance No. 200600005-(2), and determination of Categorical Exemption, to authorize retroactive approval of an addition to an existing single-family residence creating a duplex and to authorize reduced yard and driveway setbacks, and access requirements, located at 1304 West 90th Place, within the unincorporated community of West Athens-Westmont, West Athens-Westmont Zoned District, applied for by Ajim Baksh on behalf of Rafael Deleon and Jose Reyes, as further described in the attached letter dated March 22, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Mark Childs, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Ajim Baksh, David Vivanco, Jose M. Reyes and Henry Porter, Jr. addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

"The Board of Supervisors finds that the project, referred to as project number R2004-00610-(2), does not comply with the residential development standards for parking and required setback areas in the R-2 Zone. The property does not exhibit unique physical constraints or special conditions that limit the reasonable development of the subject property. In addition, properties within 500 feet are similar in size and shape and several duplexes have been approved in the area consistent with current development standards."

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Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing; indicated its intent to uphold the Regional Planning Commission's decision denying Project No. R2004-00610-(2), Variance No. 200600005-(2); and instructed County Counsel to prepare findings for denial.

In addition, the Director of Planning was instructed to take the following actions:

1. Refer to Consumer Affairs, the owners of the approximately 40 properties purchased from Diamond Properties that were improved inconsistent with development standards and code violations, in order to set up a complaint process for possible restitution; and
2. Report back to the Board with a detailed report of exactly how many properties are involved and the end result of the Consumer Affairs complaint process.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Consumer Affairs
Director of Planning
Acting Director of Public Works
Ajim Baksh
David Vivanco
Jose Reyes
Henry Porter, Jr.